

LEASE PARCEL

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 3,264 square feet (0.075 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 23.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 220.52 feet along the West line of said Lot 1; thence N89°-23'-02"E 12.14 feet to the point of beginning; thence N90°-00'-00"E 68.00 feet; thence S00°-00'-00"W 68.00 feet; thence N00°-00'-00"E 48.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 5,701 square feet (0.154 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 23.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 220.52 feet along the West line of said Lot 1; thence N89°-23'-02"E 12.14 feet to the point of beginning; thence N00°-00'-00"W 30.00 feet; thence N90°-00'-00"E 7.52 feet; thence N00°-00'-00"E 68.24 feet; thence N11°-12'-52"W 45.97 feet; thence N00°-36'-59"W 53.27 feet to a point on the Southerly Right of Way line of 11th Street; thence N89°-25'-49"E 30.00 feet along said Southerly Right of Way line; thence S00°-36'-59"E 50.47 feet; thence S11°-12'-52"E 46.13 feet; thence S00°-00'-00"W 71.19 feet; thence N90°-00'-00"E 18.21 feet; thence S00°-00'-00"E 30.00 feet; thence S90°-00'-00"W 55.72 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

12 FOOT WIDE UTILITY EASEMENT

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 4,606 square feet (0.106 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 23.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 220.52 feet along the West line of said Lot 1; thence N89°-23'-02"E 12.14 feet to the point of beginning; thence N00°-00'-00"E 12.00 feet thence N90°-00'-00"E 80.00 feet; thence S00°-00'-00"E 43.66 feet; thence S90°-00'-00"E 18.33 feet; thence N77°-39'-33"E 1.92 feet; thence N00°-36'-58"W 228.85 feet to a point on the Southerly Right of Way line of 11th Street; thence N89°-25'-49"E 12.00 feet along said Southerly Right of Way line; thence S00°-36'-58"E 238.61 feet; thence S77°-39'-33"W 12.98 feet; thence N90°-00'-00"W 31.63 feet; thence N00°-00'-00"W 43.66 feet; thence S90°-00'-00"W 68.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

Lot One (1) of Certified Survey Map No. 4512, recorded in the Office of the Register of Deeds for Green County, Wisconsin on April 27th, 2010, in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin.

TITLE REPORT REVIEW

Title Report: Old Republic National Insurance Company Commitment No. 01-12031690-01T Effective Date: February 7, 2013

Fee Simple Title Vested In: City of Brodhead, a Wisconsin Municipal Corporation

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-5) These are General Statements and not Specific Encumbrances.

- (6) Right of way to General Telephone Company of Wisconsin, recorded 10/10/1972 as Volume 259 Page 266 of Green County Records. **Applies to parent parcel and is plotted and shown.**
- (7) Lis Pendens in re: the vacation, abandonment and discontinuance of a portion of a platted public alley in the City of Brodhead, dated 2/10/2010, recorded 2/17/2010, as Volume 1118 Page 132, in Green County Records. **The vacated alley is plotted and shown.**
Note: final resolution, recorded 4/19/2010 as Volume 1122 Page 924 of Green County Records. **The vacated alley is plotted and shown.**
- (8) Subject to covenants, restrictions, reservations, easements, rights of way and building setbacks as shown on the Certified Survey Map No. 4512, as recorded in Volume 19, Page(s) 28 of Green County Records, note: for further conditions, see record. We have made no examination under this item.
Note: Affidavit of Correction, recorded 6/2/2010 as Volume 1127 Page 222 of Green County Records. **All easements, rights of way and building setbacks are plotted and shown.**
- (9) Memorandum of Agreement by and between SBA Towers IV, LLC, owner, and Wisconsin RSA No. 8 Limited Partnership, tenant, recorded 10/8/2012, as Volume 1223, Page 987 of official records. **This Agreement was replaced with Amendment to Memorandum of Agreement as Document No. 555399 and dated June 20, 2013 and recorded on October 15, 2013. Plotted and shown. Does apply.**
- (10) Memorandum of Agreement by and between City of Brodhead, lessor, and Wisconsin RSA No. 8 Limited Partnership, lessee, recorded 10/20/2012, as Volume 1145, Page 496 of official records.
Note: Assignment and Assumption of ground lease, by and between Wisconsin RSA No. 8 Limited Partnership, assignor and SBA Towers IV, LLC, assignee, recorded 11/9/2012, as Volume 1227, Page 914 of official records. **This Agreement was replaced with Amendment to Memorandum of Agreement as Document No. 555399 and dated June 20, 2013 and recorded on October 15, 2013. Plotted and shown. Does apply.**



NOVEMBER 1, 2013

Filed Dec 6, 2013 Vol 14 pg 39

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

SBA
5900 BROKEN SOUND
PARKWAY, N.W.
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: **BRODHEAD**

SITE NUMBER: **WI14950-B**

SITE ADDRESS: **1700 11TH STREET
BRODHEAD, WI 53520**

TOWER OWNER:
SBA NETWORK SERVICES, INC.
5900 BROKEN SOUND PARKWAY, N.W.
BOCA RATON, FL 33487

PROPERTY OWNER:
CITY OF BRODHEAD
111 W. 2ND AVENUE
BRODHEAD, WI 53520

PARCEL NO.: 2320605390000
ZONED: I-1
DEED: VOLUME: 155 PAGE: 399

AS-BUILT SURVEY
FOR
SBA TOWERS IV, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY
BEING A PART OF THE NW1/4 OF THE
SW1/4, SECTION 25, T.2N., R.9E.,
CITY OF BRODHEAD,
GREEN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	10-22-13	Added Document # & Title	J.D.
2	6-05-13	Added Updated Title	J.D.
1	2-05-13	As-Built Survey	J.D.

DRAWN BY: J.D. FIELD WORK DATE: 1-31-13

CHECKED BY: C.A.K. FIELD BOOK: M-15, PG. 57

JOB NO.: 7115-B1311 SHEET 3 OF 3